

Gardner, Stephen

From: Chaloux, Sandra
Sent: Thursday, November 19, 2009 11:10 AM
To: DEPT-PLANDPT-PLANNING_COMMISSION
Cc: Gardner, Stephen; Merrithew, John E..
Subject: Stone Ridge Application & Proffers
Attachments: 11-16-09 Proffers_Comparison to 10-26-09[1].DOC

Commissioners,

Attached you will find a proffer statement for the Stone Ridge application dated Nov. 16 that Stephen Gardner forwarded yesterday. Stephen, I am assuming that this is the most current staff draft proffer statement for our review. Can you please confirm this?

I am preparing a proposed "track changes" PC draft proffer statement for review at our work session on Dec. 1. Commissioners, can you please forward me any comments, questions, or suggestions you have on this application so that I can incorporate it into this draft?

I ran into Roy Barnett last evening following the community meeting for HS-7. During this impromptu encounter, we discussed the following as it relates to the Stone Ridge application (FYI):

- * Concern about the proposal to place R-24 MF in landbay 6 along the power lines. This landbay is currently zoned for IP which I believe is a more compatible use in this location. I asked the applicant to explore reconfiguring the MF units further away from the powerlines - east of Stone Carver. Stephen, can you find out how far the Arcola ES parcel is from the powerlines?

- * The proposal to connect South Point Dr. to Gum Spring Road. This was not the applicant's idea. We both agreed that this connection isn't necessary. There are currently two other connections from Stone Ridge to Gum Spring Road. This proposed connection may require a traffic light by VDOT in very close proximity to the Route 50 Intersection -which would not be desirable.

- * Destiny Drive Connection - I requested a date certain commitment to be added to the proffer statement for completing Destiny Drive to Kirkpatrick Farms (600 feet remaining). I have not seen a commitment for this very important interparcel connection to the south in any of the prior Stone Ridge proffer statements. This connection would allow neighborhoods like Kirkpatrick Farms and Westview Estates another option to get to the Stone Ridge Commercial center (grocery store) than Gum Spring Road. There are currently no interparcel connections between Stone Ridge and the communities to the South.

- * Proposed location of the Fire and Rescue public use site -I asked if a parcel on Tall Cedars Pkwy would be a better location for this site from a response time standpoint? Stephen, can you find out if Fire and Rescue evaluated any parcels on Tall Cedars Pkwy.

Stephen, can you find out the assessed value of the 2 proposed public use sites (fire and rescue and park and ride lot) for this application? The applicant is requesting capital facilities impact credits for these public use site parcels and for the library site.

Stephen, can you also research for us the pedestrian facility policy requirements in the bike and ped plan as it relates to school sites, and the new proposed landbays?

Since the implications of this application are significant, I told the applicant that he should expect several work sessions for the Commission to complete our review.

Sandra